

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Site Plan

AFFECTED DISTRICT: 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: SP 8-3-09, Broward County Children's Reading Center and Museum, 12100 SR 84 (CF) Site Plan Committee recommended approval subject to the following: 1) that there could be bus parking in the loading areas; 2) that the applicant would adjust some of the landscape islands in the farthest parking areas by tapering the islands so that busses can move in and out of the parking area without running over them; 3) add a stop sign at the front drop-off drive just before the main entrance while traveling west; 4) at the main crosswalk where the plans indicate striping, it should be changed to smooth pavers as well as the crosswalks through the parking lot; 5) re-examine the photometric plans in order that there be a minimum three-foot candle at the drop-off; and 6) that the ground-level structures are clearly shown in the approved plans as well as the ornamental structures for seating and planters.

REPORT IN BRIEF: The new one-story, 68,461 square foot children's reading center and museum will house administration, exhibit areas, reading areas, multipurpose and meeting rooms, a gift shop, bathrooms, and service areas. Pedestrian access to and from the museum and reading center is through a path located at the east side of the proposed building, connecting SR 84 and SW 121st Avenue. The site plan also depicts a driveway at the east side of the building that will be used for book drop-off, deliveries, and staff's entrance. The proposed vehicular access into the subject site is via two (2) openings from SW 121st Avenue. The proposed site plan meets all parking and landscape requirements. The petitioner has addressed all Site Plan Committee conditions of approval as stated in the motion below. *Full size copies of the proposed site plan will be provided separately.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the March 9, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that there could be bus parking in the loading areas; 2) that the applicant would adjust some of the landscape islands in the farthest parking areas by tapering the islands so that busses can move in and out of the parking area without running over them; 3) add a stop sign at the front drop-off drive just before the main entrance while traveling west; 4) at the main crosswalk where the plans indicate striping, it should be changed to smooth pavers as well as the crosswalks through the parking lot; 5) re-examine the photometric plans in order that there be a minimum three-foot candle at the drop-off; and 6) that the ground-level structures are clearly shown in the approved plans as well as the ornamental structures for seating and planters. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Planning Report

Application: SP 8-3-09/09-103/Children's Reading Center and Museum
Original Report Date: 02/25/10

Revision: 03/12/10

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner

Name: A.J. Smith
Address: 115 S. Andrews Avenue, Room A550
City: Fort Lauderdale, Florida 33301
Phone: (954)357-6419

Petitioner

Name: C. William Laystrom
Address: 1177 SE 3rd Avenue
City: Fort Lauderdale, Florida 33316
Phone: (954) 762-3400

Background Information

Application Request: Site plan approval for a new children's reading center and museum

Address: 12100 SR 84

Location: Generally located at the southwest corner of SR 84 and SW 121st Avenue

**Future Land Use
Plan Map Designation:** Residential 5 DU/AC

Existing Zoning: CF, Community Facility

Existing Use: Vacant Land

Parcel Size: 11.67 net acres (508,362 square feet)

Proposed Use: Broward County Children's Reading Center and Museum

	<u>Surrounding Uses:</u>	<u>Land</u>	<u>Surrounding</u>
		<u>Use</u>	<u>Plan</u>
<u>Designation:</u>			
North:	State Road 84		Transportation

South: DU/AC	Plant Nursery	Residential	5
East: DU/AC	Residential Development	Residential	5
West: DU/AC	Plant Nursery	Residential	5

Surrounding Zoning:

North:	T, Transportation District
South:	AG, Agricultural District
East:	RM-5, Low Density Dwelling District
West:	AG, Agricultural District

Zoning History

Related Zoning History:

Available records indicate the Future Land Use Plan Map designation was in place prior to the site's annexation.

Previous Requests on same property:

Rezoning Application (ZB 11-1-93): to rezone the property from AG, Agricultural District to R-3, Low Density Dwelling District was approved by Town Council on January 19, 1994

Plat Application (P 11-1-93): Proposed boundary plat to be known as the "Andreas-Crème Inc Plat" was approved by Town Council on August 3, 1994.

Delegation Request Application (DG 12-1-01): Delegation request to change the restrictive note to 70,000 square feet of Community Facility was approved by Town Council on January 2, 2002.

Rezoning Application (ZB 11-1-01): to rezone the property from R-3, Low Density Dwelling District to CF, Community Facility was approved by Town Council on January 16, 2002

Concurrent Requests on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code, Article XII of the Land Development Code, Subdivisions and Site Plans.

Land Development Code (Section 12-24 (J)(5)), the CF, Community Facility The CF District is intended to implement the community facilities classification of the Town of Davie Comprehensive Plan by providing areas for location of community facilities.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards, CF, Community Facilities District, requires the following minimums: lot area of 43,560 square feet, frontage of 100 feet, front setback of 50 feet, side and rear setbacks of 25 feet, maximum building height of 35 feet, and 30 percent minimum open space.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The new one-story 68,461 square foot children's reading center and museum will house administration, exhibit areas, reading areas, multipurpose and meeting rooms, a gift shop, bathrooms, and service areas. Pedestrian access to and from the museum and reading center is through a path located at the eastside of the proposed building, connecting SR 84 and SW 121st Avenue. The site plan illustrates a dumpster enclosure with concrete walls consistent with the overall design, located west of the proposed building, next to the loading areas. The site plan also depicts a driveway at the eastside of the building that will be used for book drop-off, deliveries, and staff's entrance.
2. *Architecture:* The architecture of the building reflects a modern minimalist design with sloping walls, textured tilt-up panels, store front windows, and flat roofs. The building's finishes consist of impact resistant glazing with six different color tones, metal louvers, concrete panels, clear anodized aluminum frames, and smooth stucco finish. The exterior of the building is painted with the following colors: "Festive Orange" (Accent walls), and "Winter White" (main body).
3. *Access and Parking:* Vehicular access into the subject site is via two entrances from SW 121st Avenue. The site plan meets the requirements of Land Development Code by providing 267 parking spaces, including 195 standard spaces, 65 compact spaces and 7 handicap spaces. The site plan also depicts 2 loading spaces at the westside of the building.
4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development Code requirements and is in compliance with the newly adopted "night sky" requirements.

5. *Signage:* Signage is not part of this site plan application. All signs must meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets requirements as indicated in the Town of Davie, Land Development Code. The landscape plan indicates that most of the existing trees will be removed and replaced by 317 new trees, exceeding the required 74 replacement trees.

7. *Drainage:* Approval from Central Broward Drainage District (CBWCD) shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit. The petitioner had submitted to CBWCD and is currently under review (see attached letter).
 8. *Trails:* The Peaceful Ridge Trail is located along SR 84 right-of-way adjacent to the subject site. This trail will accommodate pedestrian connection to and from the subject site and will also provide access to adjacent residential neighborhoods.
 9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The applicant obtained concurrency determination from all Town departments.
 10. *Compatibility:* The proposed Broward County children's reading center and museum can be considered compatible with the surrounding residential uses.
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Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. Central Broward Drainage District approval is required prior to the final site plan approval.
2. Provide letter from Broward County verifying that the property does not need to be plat and/or apply Commercial flex to be consistent with the Land Use designation.
3. Mitigation calculations must be included in the site plan prior to Site Plan Committee and Town Council hearings.
4. Tree removal/relocation permits are required for any trees to be removed or relocated.
5. Must address all landscape requirements.

Engineering Division:

1. The recorded plat shows a 50 ft ingress/egress to SR-84. A driveway must be constructed for traffic access to SR-84.
 2. Provide a feedback from FDOT. Confirmation from FDOT is required and FDOT should have provided an alternate for a main access to the site.
 3. SW 121st Ave is dead-end street. Additional traffic may adversely impact existing traffic on SW 121st Ave. Provide a traffic study to show traffic impact to local roads and recommendations.
 4. Approval from Central Broward Water Control District shall be obtained for final site plan approval.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room (6591 Orange Drive) on September 15th and 21st, 2009. Attached is the petitioner's Citizen Participation Report.

Staff Analysis

The petitioner's site design meets the intent of the CF, Community Facility District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The use as children's reading center and museum will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Residential 5 DU/acre.

Findings of Fact

Staff finds that the site plan complies with the general purpose of the proposed CF, Community Facility District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Site Plan Committee Recommendation

At the March 9, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Breslau, to approve subject to the following: 1) that there could be bus parking in the loading areas; 2) that the applicant would adjust some of the landscape islands in the farthest parking areas by tapering the islands so that busses can move in and out of the parking area without running over them; 3) add a stop sign at the front drop-off drive just before the main entrance while traveling west; 4) at the main crosswalk where the plans indicate striping, it should be changed to smooth pavers as well as the crosswalks through the parking lot; 5) re-examine the photometric plans in order that there be a minimum three-foot candle at the drop-off; and 6) that the ground-level structures are clearly shown in the approved plans as well as the ornamental structures for seating and planters. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – absent; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Mail-out Map
2. Mail-out
3. Public Participation Notice
4. Public Participation Sign-in Sheets
5. Public Participation Report
6. Applicant's Letter Regarding CBWCD
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

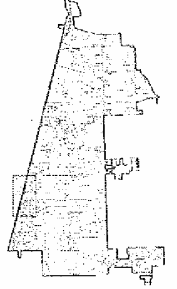
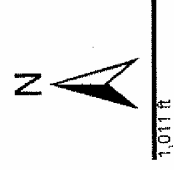
Prepared by: _____
Reviewed by: _____

*File Location: P&Z\Development Applications\Applications\SP_Site Plan\MSP_09\SP 8-3-09 Broward County
Children's Reading Center & Museum*

Mail-Out Children's Museum



- ☐ Town Boundary
- ☐ Parcels
- ☐ Water_Features
- ☐ Parks



GIS MAP DISCLAIMER
 The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable, the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

SP 8-3-09
595 PARK COMMERCE INC
3001 W HLLNDALE BCH BLVD #300
PEMBROKE PARK FL33009

SP 8-3-09
ACOSTA,DAVID &
802 SW 119 WAY
DAVIE FL33325

SP 8-3-09
AGSTEN,JOHN G & SHIRLEY M
882 SW 120 WAY
DAVIE FL33325

SP 8-3-09
ALMEIDA,SONIA R
853 SW 120 WAY
DAVIE FL33325

SP 8-3-09
ANDRES,PAUL E & CHARLENE A
817 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
ARBORETUM AT DAVIE HOMEOWNERS
12483 SW 8TH CT
DAVIE FL33325

SP 8-3-09
ARROYO,RICHARD P
751 SW 120 WAY
DAVIE FL33325

SP 8-3-09
ASTON,JULIE
813 SW 119 WAY
DAVIE FL33325

SP 8-3-09
BALDWIN,DAVID & CHRISTIA M
757 SW 120 WAY
DAVIE FL33325

SP 8-3-09
BINKLEY,LISA
755 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
BLANCO,MARIA E
840 SW 120 WAY
DAVIE FL33325

SP 8-3-09
BOGDANOVICH,FANNY
803 SW 119 WAY
DAVIE FL33325

SP 8-3-09
BOWERS,JANICE
806 SW 119 WAY
DAVIE FL33325

SP 8-3-09
BRAND,IRWIN 1/2 INT EA
11924 SW 7 CT
DAVIE FL33325

SP 8-3-09
BRANDON,D SCOTT & LINDA J
886 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
BROWARD COUNTY
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL33301

SP 8-3-09
BUSEY,PHILIP
837 SW 120 WAY
DAVIE FL33325

SP 8-3-09
CHANG,MAIMEN &
3340 SW 3 ST
MIAMI FL33135

SP 8-3-09
COELLO,ARTHUR & LILIA
951 SW 121 AVE
DAVIE FL33325

SP 8-3-09
CUMES,JOSE & ROSA
806 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
DANIELS,MARCIA J
787 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
DAVIES,DONNA F
765 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
DESIMONE,ANTHONY J
831 SW 120 WAY
DAVIE FL33325

SP 8-3-09
DEVEREAUX,SUSAN E
855 SW 120 WAY
DAVIE FL33325

SP 8-3-09
DIAZ,ERICA &
804 SW 119 WAY
DAVIE FL33324

SP 8-3-09
DIDOMENICO,ANTHONY
11880 SW 8TH CT
DAVIE FL33325

SP 8-3-09
DILLINER,NANCY
773 SW 120 WAY
DAVIE FL33325

SP 8-3-09
DOLHON,GARY
760 SW 120 WAY
DAVIE FL33325

SP 8-3-09
DOYLE,MARY ELLEN
897 SW 120 WAY
DAVIE FL33325

SP 8-3-09
DRIMALAS,FLORENCE
802 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
DUPES, ANETTE I
11866 SW 8TH CT
DAVIE FL33325

SP 8-3-09
EMC MORTGAGE CORP
2780 LAKE VISTA DR
LEWISVILLE TX75067

SP 8-3-09
ESPAILLAT, LOURDES
875 SW 120 WAY
DAVIE FL33325

SP 8-3-09
FARACI, GARY &
11920 SW 7 CT
DAVIE FL33325

SP 8-3-09
FLAMINGO PALMS DEVELOPMENT CORP
350 S OCEAN BLVD STE 10B
BOCA RATON FL33432

SP 8-3-09
FLORIDA AQUATIC NURSERIES INC
700 S FLAMINGO ROAD
DAVIE FL33325

SP 8-3-09
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL33309

SP 8-3-09
FOLEY, EUGENE E
1930 SW 56 AVE
PLANTATION FL33317

SP 8-3-09
FONTE, SEAN
801 SW 119 WAY
DAVIE FL33325

SP 8-3-09
FRANCISCO, PETE C & MARTA C
784 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
FRANQUI, MARTIN
11926 SW 7 CT
DAVIE FL33325

SP 8-3-09
FRIEDMAN, MARC
11857 SW 8 CT
DAVIE FL33325

SP 8-3-09
FROHRING, JOHN
11921 SW 9 CT
DAVIE FL33325

SP 8-3-09
GALLAGHER, JOSEPH P
873 SW 120 WAY
DAVIE FL33325

SP 8-3-09
GANDY, JAMES S & SUSAN K TRSTEE
782 SW 120 WAY
DAVIE FL33325

SP 8-3-09
GEBBIA, GIOVANNA
773 SW 119 WAY
DAVIE FL33325

SP 8-3-09
GOLDSTEIN, DANNY &
12850 W STATE ROAD 84 #10-20
FT. LAUDERDALE FL33324

SP 8-3-09
GOMEZ, MARIA &
11886 SW 8 CT
DAVIE FL33325

SP 8-3-09
GREAVES, NELIA M
500 SW 12 ST
FORT LAUDERDALE FL33315

SP 8-3-09
GREEN, LAUREN G
784 SW 120 WAY
DAVIE FL33325

SP 8-3-09
GUADARRAMA, ROSA
891 SW 120 WAY
DAVIE FL33325

SP 8-3-09
GUTHRIDGE, PERCY & MARIE FAM TR
10405 SW 50 PL
DAVIE FL33328

SP 8-3-09
GUTIERREZ, JAIME 1/2 INT EA
11922 SW 7 CT
DAVIE FL33325

SP 8-3-09
GUTIERREZ, MONICA
11864 SW 8 CT
DAVIE FL33325

SP 8-3-09
HALTAUFDERHYDE, KENNETH & ROSYTH
822 SW 120 WAY
DAVIE FL33325

SP 8-3-09
HASSAN, TARIG H & JULIANA C
814 SW 119 WAY
DAVIE FL33325

SP 8-3-09
HAYWOOD, L L & ARLENE &
4100 S HOSPITAL DR STE 302
PLANTATION FL33317

SP 8-3-09
HENRY, MARLAN B
12425 SW 7 PL
DAVIE FL33325

SP 8-3-09
HOPKINS, MICHAEL
783 SW 119 WAY
DAVIE FL33325

SP 8-3-09
HOPKINS, RUSSELL H & GERLINDE
800 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
HOSBACH,GUSTAV C & LAURA T
901 SW 121 AVE
DAVIE FL33325

SP 8-3-09
HURST,RANDY
815 SW 120 WAY
DAVIE FL33325

SP 8-3-09
HUTCHINGS,MARY B
780 SW 119 WAY
DAVIE FL33325

SP 8-3-09
JACOB,VIVIAN DIANE
813 SW 120 WAY
DAVIE FL33325

SP 8-3-09
JACOBS,MELINDA
11873 SW 8 CT
DAVIE FL33325

SP 8-3-09
JAOQUIN,DEBORAH A
811 SW 119 WAY
DAVIE FL33325

SP 8-3-09
JEFFRIES,LISA M
880 SW 120 WAY
DAVIE FL33325

SP 8-3-09
JEROME,NORMAN K LE
21553 CYPRESS HAMMOCK DR #43D
BOCA RATON FL33428

SP 8-3-09
KANE,SEAN EDWARD & JOSEPHINE
824 SW 120 WAY
DAVIE FL33325

SP 8-3-09
KASTNER,DANA
805 SW 119 WAY
DAVIE FL33325

SP 8-3-09
KEMP,JOSEPH & LUCRACIA
786 SW 119 WAY
DAVIE FL33325

SP 8-3-09
KERENDIAN,SHAHIN A 1/2 INT &
11875 SW 8 CT
DAVIE FL33325

SP 8-3-09
KM MHC LLC
280 DAINES ST STE 300
BIRMINGHAM MI48009

SP 8-3-09
KREJCI,THEODORE A
842 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
KROLL,MATTHEW D &
864 SW 120 WAY
DAVIE FL33325

SP 8-3-09
LALONE,DAVID J &
11877 SW 8 CT
DAVIE FL33325

SP 8-3-09
LEBRON,NORMA M 1/2 INT
781 SW 120 WAY
DAVIE FL33325

SP 8-3-09
LEVINE,MARK & REGINA BERLIN
762 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
MARCHANT,JASON & VENITA
9648 NW 7 CIR #1934
PLANTATION FL33324

SP 8-3-09
MARENGO,BURMA
21553 CYPRESS HAMMOCK DR APT 43D
BOCA RATON FL33428

SP 8-3-09
MARTIN,JOHN N
753 SW 120 WAY
DAVIE FL33325

SP 8-3-09
MARTINEZ,EVELYN
11925 SW 9 CT
DAVIE FL33325

SP 8-3-09
MASGHAT,NASROLA
866 SW 120 WAY
DAVIE FL33325

SP 8-3-09
MATHEWS,SHARON
804 SW 120 WAY
DAVIE FL33325

SP 8-3-09
MC GRAW,GERALD E & ANNE
781 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
MCCORMICK,DAVID A
800 SW 120 WAY
DAVIE FL33325

SP 8-3-09
MESSEROFF,ALEC M 1/2 INT
807 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
MIRACLE ACRES INC
771 SW 121 AVE
DAVIE FL33325

SP 8-3-09
MITSKEVITCH-LOTTMAN,IRINIA
12435 SW 7 PL
DAVIE FL33325

SP 8-3-09
MORA,STAN J & ROSE A
14531 VISTA VERDIRD
DAVIE FL33325

SP 8-3-09
MORENO,LINA
833 SW 120 WAY
DAVIE FL33325

SP 8-3-09
MUEHL,JOHN T & CAROLYN
871 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
MURPHY,THERESA E
815 SW 119 WAY
DAVIE FL33324

SP 8-3-09
NICASIO,JUAN
786 SW 120 WAY
DAVIE FL33325

SP 8-3-09
NICOLETTI,DEBRA J
787 SW 119 WAY
DAVIE FL33325

SP 8-3-09
PAOLINI,GENE & CRISTINA
820 SW 120 WAY
DAVIE FL33325

SP 8-3-09
PARISE,THERESA
811 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
PEREYRA,INGRID
35 MADRID LN
DAVIE FL33324

SP 8-3-09
PERKINS,DEBORAH A
785 SW 119 WAY
DAVIE FL33325

SP 8-3-09
POLSKY,JANET A
782 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
POST,JEFF II
851 SW 120 WAY
DAVIE FL33325

SP 8-3-09
PUGH,KENNETH & MARIE
11917 SW 9 CT
DAVIE FL33325

SP 8-3-09
PURCELL,THOMAS W
347 FAIRWAY ISLES LN
BRADENTON FL34212

SP 8-3-09
QUIROZ,ELVIS
11862 SW 8 CT
DAVIE FL33325

SP 8-3-09
RAMOS,MIGUEL ANGEL 1/2 INT
771 SW 119 WAY
DAVIE FL33325

SP 8-3-09
REYNA,XIOMARA
785 SW 120 WAY
DAVIE FL33325

SP 8-3-09
RINALDI,SUSAN
12445 SW 7 PL
DAVIE FL33325

SP 8-3-09
RIVERA,OVIDIO & MATILDE
816 SW 119TH WAY
DAVIE FL33325

SP 8-3-09
ROJAS,MICHAEL &
764 SW 120 WAY
DAVIE FL33325

SP 8-3-09
ROSENBLUM,ALEKSANDR
884 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
ROTH,JOAN F
826 SW 120 WAY
DAVIE FL33325

SP 8-3-09
SAINI,AVTAR &
783 SW 120 WAY #184
DAVIE FL33325

SP 8-3-09
SALDARRIAGA,FRANCIA ELENA
846 SW 120 WAY
DAVIE FL33325

SP 8-3-09
SCHRECK,GEORGE R & ELIZABETH R
11927 SW 9 CT
DAVIE FL33325

SP 8-3-09
SEGAL,ROBERT H
11871 SW 8TH CT
DAVIE FL33325

SP 8-3-09
SHIMPENO,RYAN J
857 SW 120 WAY
DAVIE FL33325

SP 8-3-09
SHOOT,LAWRENCE M
4830 SW 92ND AVE
MIAMI FL33165

SP 8-3-09
SIMONSON,THOMAS J & PATIRCIA A
11385 EARNEST BLVD
DAVIE FL33325

SP 8-3-09
SLICK,CARRIE A
895 SW 120 WAY
DAVIE FL33325

SP 8-3-09
SPAULDING,NADINE A 1/2 INT
11884 SW 8 CT
DAVIE FL33325

SP 8-3-09
TAMAYO,TERESA
771 SW 120TH WAY
DAVIE FL33325

SP 8-3-09
THE VILLAGE AT LAKE PINE
750 SW 119 WAY
DAVIE FL33325

SP 8-3-09
TORELLI,JOHN
835 SW 120 WAY
DAVIE FL33325

SP 8-3-09
TOZZIE,BRYAN A & LUANA F
910 S FLAMINGO ROAD
DAVIE FL33325

SP 8-3-09
TSENG,KWEI-MEI
3520 WASHINGTON LANE
HOLLYWOOD FL33026

SP 8-3-09
TURIANO,ANTHONY NICHOLAS
10061 SW 14 ST
PEMBROKE PINES FL33025

SP 8-3-09
V H S REALTY INC
777 DEDHAM ST
CANTON MA02021

SP 8-3-09
VALDERRAMA,CARMEN ROCIO
8540 SW 133 AVE RD APT 118
MIAMI FL33183

SP 8-3-09
VERGARA,MITCHEL S & HILDA
777 SW 119 WAY
DAVIE FL33325

SP 8-3-09
WEST,ROBERT H & LINDA R
11882 SW 8TH CT
DAVIE FL33325

SP 8-3-09
WINGETT,LOUIS S & MARCIA B
11923 SW 9TH CT
DAVIE FL33325

SP 8-3-09
YOUNG,MARC E
5243 SW 149TH AVE
MIRAMAR FL33027

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825 SW 120 WAY
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901 SW 120 WAY
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11850 STATE RD 84
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11917 SW 9 CT
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11925 SW 9 CT
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11927 SW 9 CT
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11931 SW 9 CT
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12450 STATE RD 84
DAVIE FL 33325

SP 8-3-09
Current Occupant
830 FLAMINGO RD
DAVIE FL 33325

SP 8-3-09
Current Occupant
540 SW 124 TER
DAVIE FL 33325

SP 8-3-09
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12431 SW 5 CT
DAVIE FL 33325

SP 8-3-09
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12401 SW 5 CT
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12440 SW 7 ST
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12140 VILLAGE PL
DAVIE FL 33325

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806 W VILLAGE CIR
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808 W VILLAGE CIR
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820 W VILLAGE CIR
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SP 8-3-09
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822 W VILLAGE CIR
DAVIE FL 33325

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826 W VILLAGE CIR
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SP 8-3-09
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828 W VILLAGE CIR
DAVIE FL 33325

SP 8-3-09
Current Occupant
12411 SW 5 ST
DAVIE FL 33325

SP 8-3-09
Current Occupant
819 SW 120 WAY
DAVIE FL 33325

SP 8-3-09
Current Occupant
12490 SW 5 CT
DAVIE FL 33325

SP 8-3-09
Current Occupant
1003 FLAMINGO RD
DAVIE FL 33325

SP 8-3-09
Current Occupant
773 SW 119 WAY
DAVIE FL 33325

SP 8-3-09
Current Occupant

SP 8-3-09
Current Occupant

LAW OFFICES
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VOIGT, WACHS, MAC IVER & ADAIR, LLP

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EMERSON ALLSWORTH, P.A.
E. SCOTT ALLSWORTH, P.A.
MARK E. ALLSWORTH, P.A.
KAREY L. BOSACK, P.A.
RAYMOND A. DOUMAR, P.A.*

† ALSO ADMITTED IN PENNSYLVANIA
* ALSO ADMITTED IN MICHIGAN

1177 SOUTHEAST THIRD AVENUE
FORT LAUDERDALE, FLORIDA 33316-1109
BROWARD (954) 762-3400
TOLL FREE (866) 242-9488
TELEFAX (954) 525-3423
WEBSITE: DACLLAW.COM

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STUART J. MAC IVER, P.A.
ANDRE PARKE, P.A.
JOHN D. VOIGT, P.A.
JEFFREY S. WACHS, P.A.†

OF COUNSEL
WILLIAM S. CROSS, P.A.
JOHN W. PERLOFF, P.A.

September 2, 2009

Re: Broward County Library
Children's Reading Center
Young at Art Museum
Site Plan Application

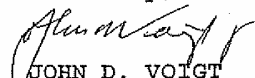
Dear Neighbor:

We would like to invite you to a neighborhood meeting to discuss the proposed Site Plan for the new Broward County Library Children's Reading Center that is being developed along with a new Young at Art children's museum. The facility is to be located on the property on the south side of eastbound State Road 84 at S.W. 121st Avenue. A Site Plan Application has been submitted to the Town of Davie for approval.

You are invited to two public meetings that will be held at the existing Young at Art children's museum. The first meeting will be held on Tuesday, September 15, 2009, at 7:00 p.m., and the second meeting will be held on Monday, September 21, 2009, also at 7:00 p.m. Young at Art is located in The Plaza shopping center, which is on the southwest corner of eastbound State Road 84 and Hiatus Road. Young at Art is behind Ruby Tuesdays and next to the United States Post Office, which is on the western end of the shopping center.

We expect our presentation to take approximately 15 minutes and we will reserve plenty of time afterward to answer any follow-up questions that you may have. Please contact me should you have any questions at this time or require any additional information.

Sincerely,


JOHN D. VOIGT
For the Firm

PLEASE NOTE THAT MEMBERS OF THE TOWN COUNCIL MAY BE PRESENT.

cc: Town of Davie

AECOM

800 Douglas Entrance, North Tower, 2nd Floor, Coral Gables, Florida 33134
T 305.444.4691 F 305.447.3580 www.aecom.com

Broward County Children's Reading Center + Museum

Town of Davie, Citizen's Participation Meeting

September 15, 2009, 7pm, Young at Art Children's Museum

[illegible]

AECOM

800 Douglas Entrance, North Tower, 2nd Floor, Coral Gables, Florida 33134
T 305.444.4691 F 305.447.3580 www.aecom.com

Broward County Children's Reading Center + Museum

Town of Davie, Citizen's Participation Meeting

September 15, 2009, 7pm, Young at Art Children's Museum

21

[illegible]

SUMMARY OF
PUBLIC PARTICIPATION MEETINGS

September 23, 2009

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation Plan for: Broward County Children's
Reading Center and Young at Art Children's Museum
Project Number: SP 8-9-09

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Broward County and Young at Art advertised and notified all the property owners surrounding the subject property within 1,000 feet and invited them to, two (2) Public Participation Meetings, located at Young at Art, 11584 W. State Road 84, Davie, Florida 33325, located within The Plaza shopping center. The first meeting was held on Tuesday, September 15, 2009, at 7:00 p.m., and the second meeting was held on Monday, September 21, 2009, also at 7:00 p.m. Attached are the original sign-in sheets for both meetings.

At the meeting of September 15, 2009, most of those in attendance were employees of Broward County and Young at Art, plus the design team for the applicants. Five residents attended the meeting, three of whom signed in on the enclosed sign-in sheet. The other two declined to sign in or to identify themselves. With regard to the second meeting, no members of the public attended, but the sign-in sheet reflects only, again, employees of Broward County and Young at Art and members of the design team for the applicants.

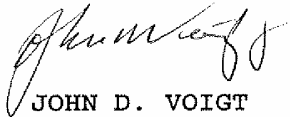
At the first meeting, the initial issue raised by the five residents was the volume of traffic that would be generated by a Broward County Library. When it was explained to these residents that it was not a full service Broward County Regional Library, but rather only a children's reading center, it seemed that the volume of traffic was no longer a concern.

At that point the residents raised issues with regard to the safety of the two sharp turns on S.W. 121st Avenue, and asked if there was

any way that the County could help soften those turns and improve safety. It was discussed that an attempt would be made to soften those turns and that sidewalks and guardrails would be erected as part of the project. Further, the County representative promised to have a truck and/or bus drive the road to determine whether there was an adequate turning radius and the general condition of the road. Between the first and second meeting, the undersigned visited S.W. 121st Avenue, drove the road and walked the turns, and found the roadway to be in much better condition and appearance than had been portrayed at the first meeting. This notwithstanding, Broward County plans to conduct an updated traffic study and to determine whether there are any modifications to the two turns on the road that could help safety and traffic flow.

On behalf of Broward County and Young at Art, we believe that the above information fulfilled the requirements of the Public Participation Ordinance concerning this site plan application process. Please contact me should you have any questions.

Sincerely,



JOHN D. VOIGT
Doumar, Allsworth, Laystrom,
Voigt, Wachs, Mac Iver & Adair
1177 S.E. 3rd Avenue
Fort Lauderdale, Florida 33316
Telephone: (954) 762-3400
Facsimile: (954) 468-1469



PUBLIC WORKS DEPARTMENT
CONSTRUCTION MANAGEMENT DIVISION
115 S. Andrews Avenue, Room A550 • Fort Lauderdale, Florida 33301 • 954-357-6419 • FAX 954-357-6411

February 24, 2010

Ms. Lise Bazinet, Planner II
Town of Davie Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314-3399

RE: Broward County Children's Reading Center & Museum
Site Plan Approval

Dear Ms. Bazinet,

This letter shall serve as acknowledgement that the Central Broward Water Control District approvals must be received prior to Town Site Plan approvals becoming active for the above referenced County Project. Our application is currently under review by CBWCD and we anticipate that this process will be completed in a reasonable period as non-binding preliminary reviews were favorable. We understand that Site Plan hearings may be tabled by the Committee or the Town Council in the event that we do not have CBWCD approval at the time of our hearings.

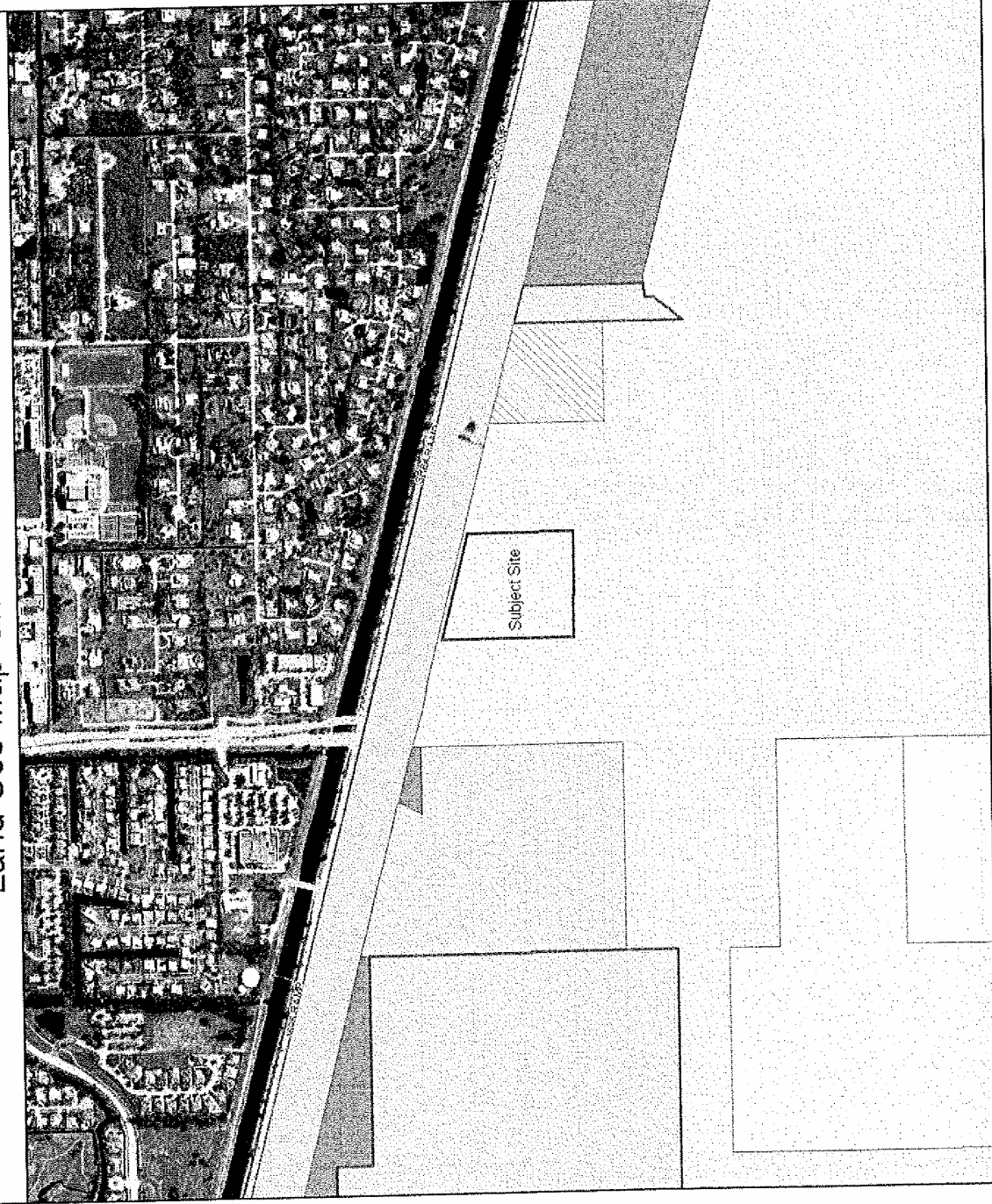
If you have any questions or require additional information please contact me or Jeff Thompson, the Project Manager at (954) 357-8460 for assistance.

Sincerely,
BROWARD BOARD OF COUNTY COMMISSIONERS
Public Works Department

A handwritten signature in black ink, appearing to read "A. J. Smith", written over the printed name.

A. J. Smith, CPE, REM
Assistant Department Director
Interim Director, Construction Management Division
Contract Administrator

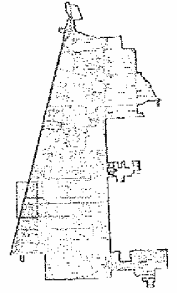
Land Use Map Children's Museum



Town of Davie
 Planning Department
 10000 W. 11th Ave.
 Davie, FL 33317
 Phone: (954) 944-1100
 Fax: (954) 944-1101
 Email: info@townofdavie.com
 Website: www.townofdavie.com
 Date: 10/1/2010
 Project: Children's Museum
 Prepared by: [Name]
 Reviewed by: [Name]
 Approved by: [Name]
 Scale: 1" = 100'



899 ft



GIS MAP DISCLAIMER

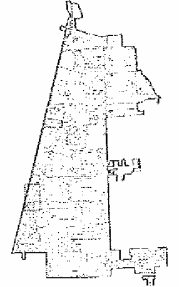
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Zoning Map Children's Museum



- Address points
- ☐ Town Boundary
- ☐ Zoning
- Streets
- DEDICATION
 - STATE RD
 - COUNTY RD
 - LOCAL PAVED RD
 - LOCAL UNPAVED RD
 - PRIVATE RD
- Parcels
- Water_Features
- Parks



GIS MAP DISCLAIMER
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